



# Fayetteville-University Land Use Update

## *Project Introduction and Goals*





# Background

- A Land Use Update for this area directed by *Durham Comprehensive Plan*
- Placed on Planning Department work program by Joint City-County Planning Committee
- Staff gathering information and working with residents since spring





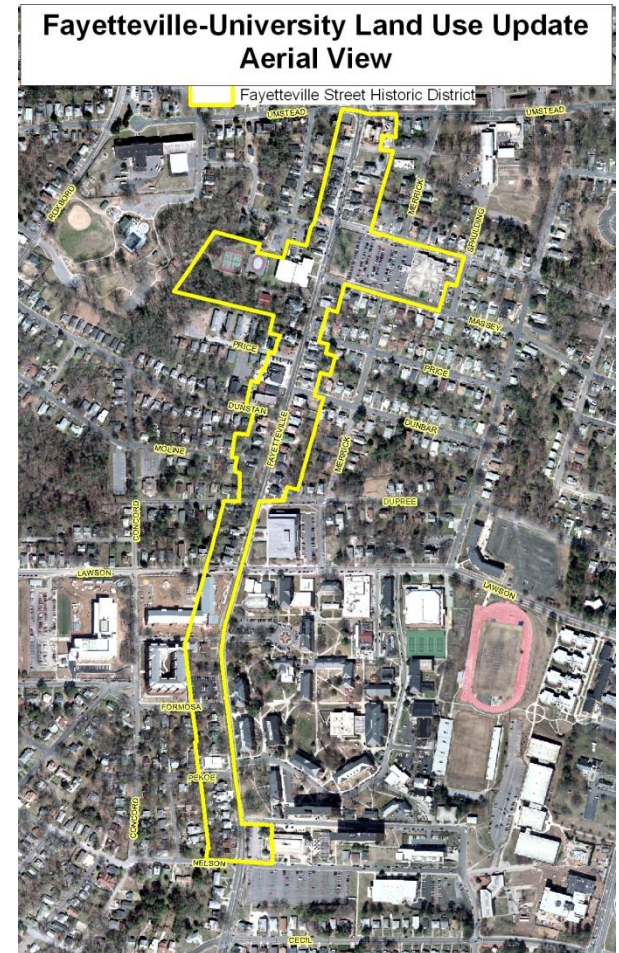
# Workshop Goals

- Educate residents about the Fayetteville-University Land Use Update
- Receive input on land use policy in and around the Fayetteville Street Historic District
- Begin discussion on NCCU zoning and North Carolina College Redevelopment Plan



# Workshop Objective

- Analyze zoning and future land use designations in and around Fayetteville Street Historic District





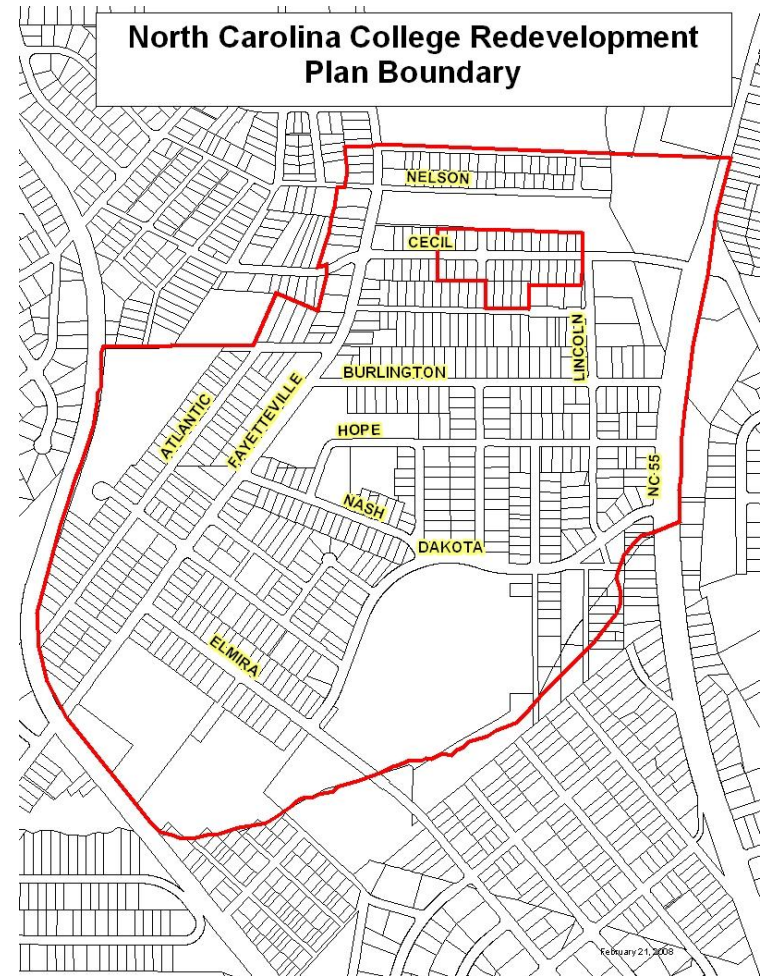
# Future Objective

- Address zoning for the North Carolina Central University campus



# Future Objective

- Determine the best course of action for the North Carolina College Redevelopment Plan





# Fayetteville-University Land Use Update

## *Introduction to Zoning and Future Land Use*







# What is Zoning?

- Regulates what and how land can be used
  - Use
  - Density/Intensity
  - Dimensional Standards
- Has legal power
- Changes in zoning require approval of governing body (City Council)







# Zoning Districts

|                       |  |
|-----------------------|--|
| <b><i>RS-M</i></b>    | <b><i>Residential Multi-Family – Suburban</i></b>  |
| <b><i>RU-M</i></b>    | <b><i>Residential Multi-Family – Urban</i></b>     |
| <b><i>RU-5</i></b>    | <b><i>Residential Single Family</i></b>            |
| <b><i>RU-5(2)</i></b> | <b><i>Residential Single Family – Duplexes</i></b> |
| <b><i>CN</i></b>      | <b><i>Neighborhood Commercial</i></b>              |
| <b><i>OI</i></b>      | <b><i>Office and Institutional</i></b>             |





# Zoning Districts

## *Single-Family Residential*





# Zoning Districts

## *Multi-Family Residential*





# Zoning Districts

## *Neighborhood Commercial*







# Zoning Districts

## *General Commercial*





# Zoning Districts

*Office*





# Zoning Districts

## *Institutional*







# What is Future Land Use?

- Policy for what could happen on land sometime in the future
- Based on use
- Less specific than zoning
  - Residential
  - Commercial
  - Institutional
- Does not have legal standing





# Questions?





# Workshop Activity

- Provide input on zoning and future land use in and around the Fayetteville Street Historic District
  - Planning staff available to assist
  - Small groups will produce one map
  - Don't be shy – everyone's input is welcomed
  - Groups will present at 11:15





# Break Time

